



WILLIAM T FUJIOKA
Chief Executive Officer

County of Los Angeles CHIEF EXECUTIVE OFFICE

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"To Enrich Lives Through Effective And Caring Service"

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September 02, 2014

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

**DEPARTMENT OF PUBLIC WORKS:
STONEVIEW NATURE CENTER PROJECT
CULVER CITY
AWARD AGREEMENT FOR
DEMOLITION/ABATEMENT
SPECS. 7232; CAPITAL PROJECT NO. 70007
(SECOND DISTRICT)
(3 VOTES)**

SUBJECT

This action will award a service agreement for demolition/abatement, oil well investigation, and closure services for the Stoneview Nature Center Project.

IT IS RECOMMENDED THAT THE BOARD:

Award and authorize the Director of Public Works, or her designee, to execute service agreement with NorthStar Demolition and Remediation, LP, to provide demolition/abatement, oil well investigation, and closure services for the Stoneview Nature Center Project for a \$576,800 not-to-exceed fee, and to establish the effective date following Board approval; and delivery of Faithful Performance, Materials, Labor bonds, and insurance certificates to the Director within 30 days; and authorize the Director of Public Works, or her designee, to award the contract, amend, and if necessary, terminate the contract.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended action will allow the Department of Public Works (Public Works) to proceed with providing a clean site for the design builder to construct the Stoneview Nature Center

Project (Project).

Background

On March 5, 2013, the Board established Capital Project No. 70007, with a total Project budget of \$10,250,000; approved an appropriation of \$5,250,000 in Regional Park and Open Space, Proposition A funds for the Project; authorized Public Works to proceed with preparation of design-build scoping documents and environmental documentation; and adopted a resolution to apply to the Baldwin Hills Conservancy (BHC) for Proposition 40 grant funds in the amount of \$5,000,000.

In May 2013, the Governing Board of the Baldwin Hills Regional Conservation Authority (BHRCA) approved a resolution to transfer, by Quitclaim Deed, the property to the Department of Parks and Recreation (Parks) for the Project.

On April 22, 2014, the Board adopted the Revised Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, approved the capital project, approved appropriation adjustments, and accepted the transfer of property and related actions for the Project.

To prepare the Project site for construction of a new nature center, the existing structures will be demolished and hazardous materials will be disposed. The site will require closure program activities related to the abandoned Dabney Lloyd No. 3 oil well located under the existing multi-purpose room building. Closure program activities consist of investigative work by the demolition services contractor, NorthStar Demolition and Remediation, LP (NorthStar), to determine the oil well location, depth, conditions, and compliance with the current requirements of the State Division of Oil, Gas and Geothermal Resources. After completion of this work, Public Works will return to the Board to recommend approval of service contract(s) for remedial plugging and re-abandonment operations as required.

On July 31, 2014, NorthStar was selected as the best-qualified proposer to perform the demolition/abatement, oil well investigation, and closure services, based on their qualifications and experience, for a \$576,800 not-to-exceed fee. NorthStar was selected from a list of three contractors who submitted qualifications in response to a Request for Proposals (RFP) issued on June 10, 2014.

Construction of the new nature center will be performed under the design-build delivery method. Following the issuance of a design-build RFP and the review and evaluation of proposals, Public Works will return to the Board to recommend award of a design-build contract.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan Directs the provision of the Operational Effectiveness/Fiscal Sustainability (Goal 1), Community Support and Responsiveness (Goal 2), and Integrated Service Delivery (Goal 3), by maximizing the effectiveness of process, structure, and operations to support timely delivery of customer-oriented and efficient public service.

FISCAL IMPACT/FINANCING

On March 5, 2013, the Board established the Project with a total Project budget of \$10,250,000, which includes plans and specifications, plan check, demolition, construction, equipment, consultant services, Civic Art fee, miscellaneous expenditures, and County services.

The Project is funded by \$5,250,000 in Proposition A grant funds allocated to the BHRCA and

\$5,000,000 in Proposition 40 grant funds from the BHC. The Project Schedule and Budget Summary are included in Attachment A.

There is sufficient funding for this demolition/abatement, oil well investigation, and closure services agreement of \$576,800 to NorthStar budgeted in the Capital Projects/Refurbishments Budget, under Capital Project No. 70007.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

A standard agreement, in the form previously approved by County Counsel, will be used. The contract will contain terms and conditions supporting the Board's ordinances, policies, and programs, including, but not limited to, the County's Greater Avenues for Independence (GAIN) and General Relief Opportunities for Work (GROW) Programs, Board Policy No. 5.050; Contract Language to Assist in Placement of Displaced County Workers, Board Policy No. 5.110; Reporting of Improper Solicitations, Board Policy No. 5.060; Notice to Contract Employees of Newborn Abandonment Law (Safely Surrendered Baby Law), Board Policy No. 5.135; Contractor Employee Jury Service Program, Los Angeles County Code, Chapter 2.203; Notice to Employees Regarding the Federal Earned Income Credit (Federal Earned Income Law, Internal Revenue Service Notice 1015); Contractor Responsibility and Debarment, Los Angeles County Code Chapter 2.202; the Los Angeles County's Child Support Compliance Program, Los Angeles County Code, Chapter 2.200; and the standard Board-directed clauses that provide for contract termination or renegotiation.

The Project specifications contain provisions requiring the contractor to report solicitations of improper consideration by County employees and allowing the County to terminate the contract if it is found that the contractor offered or gave improper consideration to County employees.

The Project specifications required a Local Worker Hiring Program. The proposer is required to employ qualified local workers to perform at least 30 percent of the construction worker hours to be expended on this Project. Disadvantaged local workers shall perform at least 10 percent of total construction labor hours. These hours are part of the 30 percent local worker requirement. Local residency is defined by zip codes in two preference areas within the County of Los Angeles: the Primary Residency Preference Area, which consists of zip codes within the County that are located within a five-mile radius of the project, followed by a Secondary Residency Preference Area, which consists of zip codes within the County that have an unemployment rate in excess of 150 percent of the County average or zip codes that are part of a Bank Enterprise Award Distressed Community.

NorthStar is in full compliance with the Los Angeles County's Child Support Compliance Program, Los Angeles County Code, Chapter 2.200; and Contractor Employee Jury Service Program, Los Angeles County Code, Chapter 2.203.

ENVIRONMENTAL DOCUMENTATION

On April 22, 2014, the Board, as lead agency for the Project under the California Environmental Quality Act (CEQA), adopted the Revised Mitigated Negative Declaration and Mitigated Monitoring and Reporting Program for this Project, finding the Project will not have a significant effect on the environment. On April 23, 2014, Public Works filed a Notice of Determination with the Registrar-Recorder/County Clerk in accordance with Section 21152(a) of the California Public Resources Code.

CONTRACTING PROCESS

NorthStar was selected through a competitive process to provide demolition/abatement services for the Project. On June 10, 2014, the RFP was publicly advertised on the "Doing Business with Us" website. On June 30, 2014, three firms submitted proposals for evaluation. Based on review and evaluation of the proposals, two firms were determined to be prequalified. Both shortlisted firms were interviewed and NorthStar was determined to be the best value to perform abatement/demolition services, oil well investigation, and closure activities.

A committee made up of members from the Chief Executive Office, Public Works, and Parks evaluated the proposals. The selection was made based on each contractor's technical expertise, proposed work plan, experience, personnel qualifications, understanding of work requirements, and price. These evaluations were completed without regard to race, creed, color, or gender.

It is recommended that a service agreement for a \$576,800 not-to-exceed amount be executed with NorthStar.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

There will be no impact on current County services or projects during the performance of the recommended services.

CONCLUSION

Please return one adopted copy of this Board letter to the Chief Executive Office, Facilities and Asset Management Division; and Department of Public Works, Project Management Division II.

The Honorable Board of Supervisors

9/2/2014

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Respectfully submitted,

A handwritten signature in black ink, appearing to read 'W. T. Fujioka', with a long horizontal line extending to the right.

WILLIAM T FUJIOKA

Chief Executive Officer

WTF:SHK:DJT

SW:RB:LL:rp

Enclosures

c: Executive Office, Board of Supervisors
County Counsel
Arts Commission
Auditor-Controller
Parks and Recreation
Public Works

September 2, 2014

ATTACHMENT A

**DEPARTMENT OF PUBLIC WORKS:
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I. PROJECT SCHEDULE

Project Activity	Scheduled Completion Date	Revised Scheduled Completion Date
Environmental Documentation	03/31/14*	03/31/14*
Scoping Documents	02/27/14*	02/27/14*
Demolition – Site Preparation	09/30/14	12/31/14
Design-Build Award	08/26/14	09/30/14
Notice To Proceed	10/15/14	10/15/14
Design and Construction		
Substantial Completion	02/29/16	02/29/16
Construction Completion	04/27/16	04/27/16
Acceptance	05/27/16	05/27/16

*Indicates completed activity.

II. PROJECT BUDGET SUMMARY

Project Activity	Approved Project Budget	Impact of This Action	Revised Project Budget
Land Acquisition	\$ 0	\$ 0	\$ 0
Construction			
Design-Build Contract	\$ 6,770,000	\$ 0	\$ 6,770,000
Stipends	\$ 75,000	\$ 0	\$ 75,000
Design Completion Allowance	\$ 325,000	\$ 0	\$ 325,000
Change Orders	\$ 600,000	\$ 0	\$ 600,000
Demolition	\$ 500,000	\$ 76,800	\$ 576,800
Oil Well Abandonment – Methane Control	\$ 250,000	(\$ 76,800)	\$ 173,200
Civic Arts	\$ 70,000	\$ 0	\$ 70,000
Youth Employment	\$ 5,000	\$ 0	\$ 5,000
Subtotal	\$ 8,595,000	\$ 0	\$ 8,595,000
Programming/Development	\$ 0	\$ 0	\$ 0
Plans and Specifications (Scoping Documents and Demolition)	\$ 160,000	\$ 0	\$ 160,000
Consultant Services			
Hazardous Materials	\$ 20,000	\$ 0	\$ 20,000
Geotechnical, Soils Report/Testing, and Inspection	\$ 100,000	\$ 0	\$ 100,000
Materials Testing	\$ 50,000	\$ 0	\$ 50,000
Environmental Documentation	\$ 85,000	\$ 0	\$ 85,000
Cost Estimating	\$ 10,000	\$ 0	\$ 10,000
Traffic Mitigation	\$ 100,000	\$ 0	\$ 100,000
Subtotal	\$ 365,000	\$ 0	\$ 365,000
Miscellaneous Expenditures	\$ 5,000	\$ 0	\$ 5,000
Jurisdictional Review/Plan Check/Permit (Building and Safety)	\$ 100,000	\$ 0	\$ 100,000
County Services			
Quality Control – Code Compliance Inspection	\$ 310,000	\$ 0	\$ 310,000
Contract Administration	\$ 120,000	\$ 0	\$ 120,000
Project Management	\$ 440,000	\$ 0	\$ 440,000
Secretarial	\$ 15,000	\$ 0	\$ 15,000
Document Control	\$ 30,000	\$ 0	\$ 30,000
Project Technical Support	\$ 50,000	\$ 0	\$ 50,000
Consultant Contract Recovery	\$ 45,000	\$ 0	\$ 45,000
Office of Affirmative Action	\$ 15,000	\$ 0	\$ 15,000
Subtotal	\$ 1,025,000	\$ 0	\$ 1,025,000
Total	\$ 10,250,000	\$ 0	\$ 10,250,000

September 2, 2014

ATTACHMENT B

**DEPARTMENT OF PUBLIC WORKS:
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(3 VOTES)**

The demolition will include the demolition of the existing buildings, concrete and asphalt paving, site amenities such as fences and gates, and existing utilities.

In addition, the site will require closure program activities related to the abandoned Dabney Lloyd No. 3 oil well located under the existing multi-purpose room building. Closure program activities consist of investigative work by the demolition services contractor to determine the oil well location, depth, conditions, and compliance with the current requirements of the Division of Oil, Gas, and Geothermal Resources.

The Project site is located at 5950 Stoneview Drive, Culver City, California 90232.

Request for Proposal Date: June 10, 2014

Proposer Ranking from Most Advantageous to Least:

	<u>Informed Average</u>	<u>Proposed Cost</u>
1. NorthStar Demolition and Remediation, LP	115.00	\$576,800
2. National Demolition Contractors	113.00	\$584,000

The demolition for the construction of the Stoneview Nature Center Project will be issued to NorthStar for a total of \$576,800.